



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	RITSHER CYNTHIA W
Owner 2:	
Owner 3:	
Street 1:	251 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5103 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1930, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.1635		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,905						4,900	

Total AC/HA:	2.00005	Total SF/SM:	87122.18	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	547,305	Spl Credit		Total:	547,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	136,700	2,900	2.000	547,300	686,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 505.82						/Parcel: 505.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	136,800	2900	2.	547,300	687,000	687,000	Year End Roll	9/28/2017
2017	101	FV	128,600	2900	2.	516,900	648,400	648,400	Year End Roll	9/29/2016
2016	101	FV	127,300	2900	2.	501,700	631,900	631,900	Year End Roll	1/14/2016
2015	101	FV	124,600	2900	2.	464,900	592,400	592,400	Year End	10/2/2014
2014	101	FV	119,100	2900	2.	416,900	538,900	538,900	Year End Roll	1/23/2014
2013	101	FV	116,400	2900	1.8	397,600	516,900	516,900	Year End Roll	10/25/2012
2012	101	FV	116,400	2900	1.8	387,300	506,600	506,600	Year End	1/26/2012
2011	101	FV	120,500	2900	1.8	393,600	517,000	517,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARROLL RICHARD	19182-10		7/8/1988		335000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/9/2015	6279	ROOF	9,994	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2010	MEAS+INSPCTD	618	G BOURGAULT
11/18/2008	MEAS/EXT INS	25	D ERSKINE
2/8/2002			
4/2/1996	MEAS+INSPCTD	606	J SMITH
9/7/1995	MEAS+INSPCTD	600	PA
1/6/1994	INSPECTED	600	PA
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	115 22 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	15:37:17

LAST REV

Date	Time
12/03/15	15:26:01

blakeley
384

